

Mark-up of Proposed Text Amendment to Missing Middle Zones (RF3, RF5, UCRH, RA7, RA8, and the Mature Neighbourhood Overlay)

Black Font	Existing Text in Zoning Bylaw 12800
Strikethrough:	Proposed deletion from Zoning Bylaw 12800
<u>Underline:</u>	Proposed addition to Zoning Bylaw 12800

140 (RF3) Small Scale Infill Development Zone

140.1 General Purpose

The purpose of this Zone is to provide for a mix of small scale housing. ~~Single Detached Housing and Semi-detached Housing while allowing small scale conversion and infill redevelopment to buildings containing up to four principal Dwellings under certain conditions, including Secondary Suites and Garden Suites.~~

140.2 Permitted Uses

- ~~1. Apartment Housing~~
- 1. Duplex Housing
- 2. Garden Suites
- 3. Limited Group Homes
- 4. Minor Home Based Business
- 5. Multi-unit Housing
- ~~6. Row Housing~~
- ~~7. Stacked Row Housing~~
- 6. Secondary Suites

Rationale

General Purpose statement is updated to more accurately reflect the range of developments allowed in the zone.

References to apartment housing, row housing, and stacked row housing are replaced with Multi-unit Housing throughout the standard medium density zones in the Zoning Bylaw.

- 7. Semi-detached Housing
- 8. Single Detached Housing
- 9. Urban Gardens
- 10. Fascia On-premises Signs

140.3 Discretionary Uses

- 1. Lodging Houses
- 2. Child Care Services
- 3. Fraternity and Sorority Housing
- 4. Group Homes
- 5. Major Home Based Business
- 6. Religious Assembly
- 7. Residential Sales Centre
- 8. Special Event
- 9. Urban Outdoor Farms
- 10. Freestanding On-premises Signs
- 11. Temporary On-premises Signs

140.4 Development Regulations for Permitted and Discretionary Uses

- 1. The minimum Site Width shall be 7.5 m
- 2. The minimum Site Depth shall be 30.0 m
- 3. The minimum Site Area for Single Detached Housing shall be 225.0 m²
- 4. The minimum Site Area for Duplex Housing, Semi-detached Housing, and Multi-unit Housing shall be 150 m² per principal Dwelling.
- ~~1. Site regulations for Single Detached Housing:
 - a. the minimum Site area shall be 250.8 m²;
 - b. the minimum Site Width shall be 7.5 m; and~~

Minimum site width for all uses aligned with current 7.5 m minimum for single detached housing.

150 m² per principal dwelling for all residential uses other than single detached housing, is in line with the current minimum for duplex

housing, and internal row house dwellings.

- ~~c. the minimum Site depth shall be 30.0 m.~~
- ~~2. Site regulations for Duplex Housing:
 - ~~a. the minimum Site area shall be 300 m²;~~
 - ~~b. the minimum Site Width shall be 10.0 m; and~~
 - ~~c. the minimum Site depth shall be 30.0 m.~~~~
- ~~3. Site regulations for Semi-detached Housing:
 - ~~a. the minimum Site area shall be 442.2 m²;~~
 - ~~b. on a non-Corner Lot, the minimum Site Width shall be 13.4 m, except that if the Dwellings are arranged along the depth of the Site rather than the width, the minimum Site Width may be reduced to 10.0 m;~~
 - ~~c. on a Corner Lot, the minimum Site Width shall be 14.8 m; and~~
 - ~~d. the minimum Site depth shall be 30.0 m.~~~~
- ~~4. Site regulations for Row Housing:
 - ~~a. the minimum Site area shall be equal to the sum of:
 - ~~i. 186 m² for each end Dwelling, plus~~
 - ~~ii. 150 m² for each internal Dwelling;~~~~
 - ~~b. on a non-Corner Site the minimum Site Width shall be equal to the sum of:
 - ~~i. 6.2 m for each end Dwelling, plus~~
 - ~~ii. 5.0 m for each internal Dwelling;~~~~
 - ~~c. on a Corner Site the minimum Site Width shall be 14.8 m; and~~
 - ~~d. the minimum Site depth shall be 30.0 m.~~~~
- ~~5. Site regulations for Apartment Housing and Stacked Row Housing:
 - ~~a. the minimum Site area shall be 750 m²;~~
 - ~~b. the minimum Site Width shall be 17.0 m; and~~
 - ~~c. the minimum Site depth shall be 30.0 m~~~~
- ~~6. Row Housing shall be located:
 - ~~a. on Corner Sites,~~
 - ~~b. on Sites Abutting an arterial or service road, or~~~~

- ~~c. where a minimum of one Side Lot Line Abuts a Site where a Commercial Use, or Apartment Housing with a maximum Height greater than four Storeys, is a Permitted Use.~~
- ~~7. Apartment Housing or Stacked Row Housing shall be located:~~
 - ~~a. on Corner Sites,~~
 - ~~b. on Sites Abutting an arterial or service road,~~
 - ~~c. where both Side Lot Lines Abut existing Apartment Housing or Stacked Row Housing, or~~
 - ~~d. where a minimum of one Side Lot Line:~~
 - ~~i. Abuts a Site where a Commercial Use, or Apartment Housing or Stacked Row Housing with a maximum Height greater than four Storeys, is a Permitted Use, or~~
 - ~~ii. is not separated by a public roadway, including a Lane, more than 10.0 m wide from a Site where a Commercial Use, or Stacked Row Housing or Apartment Housing with a maximum Height greater than four Storeys, is a Permitted Use.~~
- 5. Garden Suites shall comply with Section 87 of this Bylaw
- 6. The maximum Height shall not exceed 10.0 m, in accordance with Section 52.
- 7. Maximum Site Coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Principal building with attached Garage	Total Site Coverage
a. Single Detached and Duplex Housing Site	28%	12%	40%	40%

Restrictions on the location of multi-unit housing are proposed to be removed to implement action 16 of the 2014 Infill Roadmap to allow row housing (Multi-unit housing) mid-block.

area 300 m2 or greater				
a. Single Detached, Semi-detached and Duplex Housing - Site area less than 300 m2	28%	14%	42%	42%
e. Semi-detached Housing - Site area 600 m2 or greater	28%	12%	40%	40%
d. Semi-detached Housing - Site area less than 600 m2	28%	14%	42%	42%
b. Row Housing Multi-unit Housing	32 45%	17%	45%	45%
f. All other Uses	28%	12%	40%	40%

Site coverage regulations for single, semi-detached and duplex housing are consolidated.

Site coverage regulations for multi-unit housing are simplified and based on current maximums for row housing.

8. Notwithstanding subsection 140.4(~~10Z~~), the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.
9. The minimum Front Setback shall be 4.5 m, except that:
 - a. the minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane; and
 - b. the minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m.

10. The minimum Rear Setback shall be 7.5 m, except on a Corner Site, where a Dwelling with an attached Garage faces the flanking public roadway, it may be reduced to 4.5 m.
11. Side Setbacks shall be established on the following basis:
- Side Setbacks shall total at least 20% of the Site Width to a maximum total of 6.0 m, with a minimum Side Setback of 1.2 m on each side;
 - on a Corner Site where the building faces the Front Lot Line, the minimum Side Setback flanking the roadway shall be 20% of the Width of the Lot flanking the roadway, to a maximum of 3.1 m;
 - on a Corner Site where the building faces the flanking Side Lot Line, the minimum Side Setback Abutting the flanking Side Lot Line shall be 2.0 m. However, if a building facing the flanking Side Lot Line has an attached Garage that faces the flanking Side Lot Line, the Side Setback from the flanking Side Lot Line to the Garage shall be a minimum of 4.5 m; and
 - on a Corner Site where the building faces the flanking Side Lot Line, ~~Row Housing, Stacked Row Housing and Apartment Housing~~ Multi-unit Housing shall provide a minimum interior Side Setback of 3.0 m.
12. Separation Space shall be provided ~~between two or more Dwellings or portions thereof on the same Site~~ in accordance with Section 48 of this Bylaw, ~~except that it shall not be required between a Garden Suite and the associated principal Dwelling on the same Site.~~
13. Amenity Area shall be provided on Site in accordance with Section 46 of this Bylaw.
14. Notwithstanding Section 44 of this Bylaw, on a Corner Site where ~~Row Housing, Stacked Row Housing, or Apartment Housing~~ Multi-unit Housing face the flanking Side Lot Line, single Storey Platform Structures, verandas and porches may project into the flanking Side Setback a maximum of 1.5 m, provided a Tree Lined Boulevard is present along the roadway adjacent to the flanking Side Lot Line. Where eaves are designed as an integral part of a veranda or porch, eaves may project an additional 0.3 m into a required flanking Side Setback.

Separation space regulations refer to the simplified 2.4 m requirement between buildings in Section 48 throughout the Zoning Bylaw.

- ~~18. In addition to the Landscaping regulations of Section 55 of this Bylaw, where new development consists of replacement or infill within areas of existing housing, Landscaping shall be implemented as a component of such new development in order to:~~
- ~~a. replace vegetation removed during construction;~~
 - ~~b. reinforce an established Landscaping context in the area;~~
 - ~~c. soften edges and transitions between the street and the structure; and~~
 - ~~d. for Row Housing, Stacked Row Housing and Apartment Housing screen the portion of the building facing an interior Side Lot Line.~~
15. The maximum number of Dwellings per Site shall be as follows:
- a. where Single Detached Housing is developed in this Zone, a maximum of one Single Detached principal Dwelling per Site; *and*
 - b. where Semi-detached Housing or Duplex Housing are allowed in this Zone, a maximum of two principal Dwellings per Site shall be allowed.; *and*
 - ~~c. where Apartment Housing, Stacked Row Housing, or Row Housing are allowed in this Zone, a maximum of four principal Dwellings per Site shall be allowed.~~
16. Each principal Dwelling within Semi-detached Housing ~~and Row Housing~~ shall be individually defined on all Façades through a combination of architectural features that may include variations in the rooflines, non-repetitive window spacing, projection or recession of the Façade, porches or entrance features, building materials, ~~colour~~, or other treatments.
- ~~17. All Principal buildings adjacent to a public roadway, other than a Lane, shall have an entrance feature facing that public roadway. For Corner Lots, the entrance feature must face at least one public roadway.~~
- ~~18. Where a building Façade with a length of 12.2 m or greater is adjacent to a public roadway other than a Lane, all principal Dwellings along this Façade with Floor Area at ground level shall have an entrance door that fronts onto the roadway. Up to two Dwellings may share one of these entrance doors. Sliding patio doors shall not serve as this entrance.~~

These landscaping regulations are redundant as Section 55 now includes similar requirements.

The four dwelling cap for multi-unit housing is proposed to be removed and replaced with a minimum site area.

A number of design regulations have been added to ensure that the new development is well-designed and small scale in nature

Buildings are required to address the street.

Buildings that are wider than a typical house on a 50 foot wide lot

- ~~19. The maximum width of any Multi-unit Housing buildings facing a public roadway other than a lane shall be 28.1 m.~~
20. On Corner Sites the Façades of a principal building **Abutting adjacent to** the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.
21. On Corner Sites, where **Row Housing, Stacked Row Housing, and Apartment Housing Multi-unit Housing** faces the flanking Side Lot Line, the Façade of the principal building facing the interior Side Lot Line shall include design techniques including, but not limited to, the use of varied rooflines, variations in building Setbacks and articulation of building Façades, in order to minimize the perception of massing, eliminate large uninterrupted expanses of wall and provide visual interest when the structure is viewed from an adjacent Lot.
- ~~23. Except for Garden Suites and Secondary Suites, each Dwelling that has direct access at ground level shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line. However, Row Housing and Stacked Row Housing shall orient a minimum of one entrance door or entrance feature towards each adjacent public roadway, other than a Lane. Sliding patio doors shall not serve as the entrance door or entrance feature.~~
22. Secondary Suites shall comply with Section 86 of this Bylaw.
- ~~23. For Lodging Houses, the following regulations shall apply: The maximum occupancy of a Lodging House shall be 6 residents.~~
- ~~a. no more than four Sleeping Units may be developed, whether or not in combination with a Dwelling;~~
- ~~b. the minimum Site area shall be 360 m² in all cases and the Site area shall be comprised of the aggregate of 200 m² for each Sleeping Unit, or for each of the Dwelling and each Sleeping Unit when they are in combination; and~~

are required to have individual, street facing entrances for ground floor units.

A maximum facade length of 28.1 m is introduced to limit the width of mid-block multi-unit buildings. 28.1 m is the length of a building that could be developed on two 50 foot wide lots.

This regulation is replaced by other requirements for street orientation of buildings above.

This regulation is added as an interim control measure to regulate Lodging Houses until a comprehensive review is completed. Limiting a Lodging House to six residents aligns with existing development maximums for Limited Group Homes.

~~e. the Development Officer shall exercise discretion with respect to the number of Sleeping Units developed, having regard to the character and density of existing Residential Uses.~~

- 24. Fraternity and Sorority Housing shall only be located on a Site within the Garneau Area Redevelopment Plan area where lawfully existing at the effective date of Bylaw 6220.
- 25. Signs shall comply with the regulations of Schedule 59A of this Bylaw.
- 26. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.
- 27. Urban Gardens shall comply with Section 98 of this Bylaw.

160 (RF5) Row Housing Zone

160.1 General Purpose

The purpose of this Zone is to provide for ground oriented housing ~~relatively low to medium density housing, generally referred to as Row Housing.~~

160.2 Permitted Uses

- 1. Limited Group Homes
- 2. Minor Home Based Business
- 3. Multi-unit Housing
- ~~4. Row Housing, on a Site of 1.4 ha or less~~
- 4. Secondary Suites, ~~where developed within Single Detached Housing, Semi-detached Housing or Row Housing~~
- ~~5. Semi-detached Housing, on a Site of 1.4 ha or less~~
- 5. Urban Gardens
- 6. Fascia On-premises Signs

160.3 Discretionary Uses

General Purpose statement is updated to more accurately reflect the range of developments allowed in the zone.

Semi-detached Housing on a small site is currently a permitted use. It is proposed to be discretionary in order to encourage the development of multi-unit housing in the zone.

1. Child Care Services
2. Garden Suites
3. Group Homes
4. Lodging Houses
5. Major Home Based Business
6. Religious Assembly
7. Residential Sales Centre
- ~~8. Row Housing, on a Site larger than 1.4 ha~~
8. Semi-detached Housing, ~~on a Site larger than 1.4 ha~~
9. Single Detached Housing
- ~~10. Stacked Row Housing, provided that each Dwelling has individual access to ground level.~~
10. Special Event
11. Urban Outdoor Farms
12. Freestanding On-premises Signs
13. Temporary On-premises Signs

160.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Area shall be 125 m² per principal Dwelling.
2. The minimum Site Width shall be 5.0 m.
3. The minimum Site Depth shall be 30.0 m.
- ~~1. Except where modified through the regulations in this Zone:

 - a. ~~Single Detached Housing with rear access parking in this Zone shall be developed in accordance with the provisions of the (RPL) Planned Lot Residential Zone;~~
 - b. ~~Single Detached Housing with front attached Garages shall be developed in accordance with the provisions of the (RSL) Residential Small Lot Zone; and~~
 - c. ~~Semi-detached Housing, Secondary Suites, and Garden Suites in this Zone shall be developed in accordance with the provisions of the (RF4) Semi-detached Housing Zone.~~~~

A minimum site area of 125 m² per Dwelling is proposed to provide a progression in intensity from the RF3 zone.

Site area and dimension requirements have been simplified.

A standard 5m minimum site width is proposed, in alignment with the current minimum for internal row house dwellings.

4. The ~~maximum~~ *minimum* Density for Multi-unit Project Development shall be ~~42~~ *35* Dwellings/ha.; ~~provided that:~~
- ~~a. this shall be increased by 1 Dwelling/ha for every 6 required resident parking spaces and associated manoeuvring aisles which are provided underground, up to a maximum density of 54 Dwellings/ha. For the purpose of this clause, underground parking shall be covered so as to provide useful Site area that would not otherwise be available. Any projection above the ground level of the surface covering such parking shall be less than 1.0 m; shall not be located in a Front Yard; and, shall be integrated with the design of buildings and landscaping so as to be unobtrusive; and~~
 - ~~b. this shall be increased by an additional 10 Dwellings/ha where Common Amenity Area of at least 2.5 m² per Dwelling is provided in addition to Amenity Area required by subsection 46(2) and is developed in accordance with Section 46.~~
3. ~~Site Area and Site Dimensions for individual Dwelling shall be in accordance with Table 160.4(3).~~

A minimum density of 35 dwellings per hectare is proposed to ensure development meets the intent of the zone.

Table 160.4(3) Site Area and Site Dimensions

	Minimum Site Area ¹	Minimum Site Width	Minimum Site Depth ¹
(a) Row Housing internal Dwelling	150 m ²	5.0 m	30.0 m
(b) Row Housing end Dwelling	186 m ²	6.2 m	30.0 m
(c) Semi-detached Housing,	210 m ²	6.7 m	30.0 m

each Dwelling			
(d) Stacked Row Housing Development	740 m²	20.0 m	30.0 m
(e) Single Detached Housing with Lane access parking outside the boundaries of the Mature Neighbourhood Overlay	258 m²	8.6 m	30.0 m
(f) Single Detached Housing with Lane access parking within the boundaries of the Mature Neighbourhood Overlay	270 m²	9.0 m	30.0 m
(g) Single Detached Housing with Front attached Garage	312 m²	10.4 m	30.0 m

~~1. Note: Exceptions may apply to Bare Land Condominium Units as part of a Multi-unit Project Development. See Section 160.4(17).~~

- 5. The maximum Height shall not exceed 10.0 m, in accordance with Section 52.
- 6. The maximum total Site Coverage shall be 50%. The maximum total Site Coverage shall be increased by up to 2% of the Site Area to accommodate single Storey Unenclosed Front Porches.:

Maximum site coverage is proposed to be simplified to a standard total of 50%.

- a. ~~for Multi-unit Project Developments 40% with a maximum of 28% for a principal building and a maximum of 12% for Accessory Buildings. Where parking is provided underground or Garages are attached to or designed as an integral part of Dwellings, the maximum for principal buildings shall be 40%; or~~
- b. ~~for lots not part of a Multi-unit Project Development, maximum Site Coverage shall be in accordance with Table 160.4.(5):~~

Table 160.4(5) Maximum Site Coverage – Individual Lots			
	Principal Dwelling/building	Accessory building	Principal building with attached Garage or where parking is provided underground
(a) Row Housing – internal Dwelling	35%	20%	55%
(b) Row Housing – end Dwelling	28%	17%	45%
(c) Row Housing or Semi-detached Housing, or Single Detached Housing – corner Dwelling	28%	15%	40%
(d) Semi-detached Housing – internal (non-Corner) Dwelling	30%	17%	45%
(e) Stacked Row Housing Development	28%	15%	40%

(f) Single Detached Housing not a corner Dwelling	28%	15%	43%
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- ~~a. Notwithstanding Table 160.4(5), the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.~~
- 7. The minimum Front Setback shall be 4.5 m, except that:
 - a. the minimum Front Setback shall be 3.0 m when a Treed Landscaped Boulevard is provided at the front of the Lot and vehicular access is from a Lane; and
 - b. the minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5 m.
- 8. The minimum Rear Setback shall be 7.5 m, ~~except that:except the Rear Yard may be reduced to 5.5 m where an attached Garage is provided.~~
 - a) the minimum Rear Setback may be reduced to 5.5 m for a rear attached garage; or
 - b) individual buildings that are 6.5 m or less in Height, may have a minimum Rear Setback of 1.2 m.
- 9. ~~The M~~minimum Side Setbacks shall be 1.2 m, except that provided, on the following basis:
 - a. ~~1.2 m excepting a Side Yard abutting a flanking roadway;~~
 - b. ~~4.5 it shall be 3.0~~ m where the Side Yard abuts a flanking public roadway other than a Lane, ~~except that this may be reduced to 3.0 m where:~~
 - ~~i. there is a treed landscaped boulevard along the flanking roadway;~~
 - ~~ii. the depth of the Side Setback would be consistent with other development on the flanking block face; and~~
 - ~~iii. the flanking side of the building is not a Blank Wall, and is articulated through architectural elements such as recesses or projections, including but~~

The standard 7.5 m and 5.5 m rear setbacks are maintained, but buildings that are the height of garden suites are allowed at the rear of a site, with a setback of 1.2 m. The intent of this change is to enable cluster housing and courtyard homes. This is facilitated through this regulation and a change to the regulations in the Mature Neighbourhood Overlay.

Flanking side setback is proposed to be reduced to 3.0 m to allow more efficient use of space and aligned with other zones.

~~not limited to, windows, a side entrance, a porch, or other architectural element that would be compatible with adjacent development; or~~

~~c. in the case of Multi-unit Project Developments, as prescribed in 160.4(15).~~

~~10. Parking, loading, storage, or trash collection may be permitted within the Side Setback, provided a minimum 1.5 m wide landscaping buffer is provided within the setback and that all parking and service areas are screened from view from any Site zoned to allow Single Detached Housing as a Permitted Use.~~

11. Separation Space shall be provided in accordance with Section 48 of this Bylaw, ~~except that it shall not be required:~~

- ~~a. between a Garden Suite and the associated principal Dwelling on the same Site; or~~
- ~~b. where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:

 - ~~i. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling;~~
 - ~~ii. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.~~~~

~~12. The average number of bedrooms per principal Dwelling in a development shall be at least 2.25.~~

13. Amenity Area shall be provided in accordance with Section 46 of this Bylaw.

~~11. Principal Dwellings shall be Family Oriented, in accordance with the requirements of this Bylaw.~~

~~12. Maintenance and/or drainage and utility easement(s) may be required between abutting buildings and/or through private yards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.~~

14. Where detached rear parking Garages are developed, the maximum width of the building containing the Garage(s) shall not exceed:

The proposed changes will allow parking and waste collection within this side setback to allow greater use of sites. A 1.5 m landscape buffer between adjacent low density properties ensures sufficient space for viable planting.

Requirements for “family oriented” dwellings are replaced with requirements for larger units.

- a. 25 m, provided that the building does not contain more than four separate Garages, outside of the boundaries of the Mature Neighbourhood Overlay (MNO), ~~unless exempted under subsection 160.4(16)(b) of this Zone~~; or
- b. 13 m, provided that the building does not contain more than two separate Garages, within the boundaries of the Mature Neighbourhood Overlay (MNO).

~~14. Notwithstanding the other regulations of this Zone, where a Multi-unit Project Development abuts a Site zoned to allow Single Detached Housing as a Permitted Use or the RF5 Row Housing Zone, the following regulations shall apply along the said property line:~~

- ~~a. a minimum Setback of 7.5 m shall be required. The Development Officer may reduce this Setback to a minimum of 3.0 m only where the proposed façade is a flanking wall and an acceptable landscaped buffer is provided;~~
- ~~b. no outdoor parking, garbage collection, outdoor amenity areas, or outdoor storage areas shall be developed within 3.0 m;~~
- ~~c. a solid screen Fence, 1.83 m in Height, shall be installed, except along common flanking Front Yard boundaries;~~
- ~~d. design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;~~
- ~~e. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent development; and~~
- ~~f. the Development Officer may require information regarding the location of windows and Amenity Areas on adjacent properties, to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.~~

Requirements for 7.5 m side setbacks abutting low density zones are removed as the maximum height in the RF5 Zone is the same as most low density zones, making such large setbacks unnecessary.

- ~~15. No outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m of any property line that abuts a Site zoned to allow Single Detached Housing as a Permitted Use.~~
15. Notwithstanding the other regulations in this Zone, in the case of Multi-unit Project Developments,:
- ~~a. the minimum Site Area and Site Depth for individual Dwellings that are Bare Land Condominium Units may be reduced, provided that the density of the development does not exceed the density as prescribed in subsection 160.4(2) of this Zone;~~
 - ~~b. a building containing a rear detached Garages may exceed the maximum width and total number of Garages allowed as specified under subsection 160.4(13.14)(a) of this Zone, outside the boundaries of the Mature Neighbourhood Overlay (MNO).~~
16. Signs shall comply with the regulations found in Schedule 59A.
17. Each principal Dwelling within Semi-detached Housing ~~and Row Housing~~ shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.
18. On Corner Sites the ~~f~~Façades of a principal building abutting the Front Lot Line and flanking Side Lot Line shall use consistent building materials and architectural features, and shall include features such as windows, doors, or porches.
19. ~~Side and front Façades shall include design techniques including, but not limited to, the use of varied rooflines, variations in building Setbacks and articulation of building Façades, in order to minimize the perception of massing, eliminate large uninterrupted expanses of wall and provide visual interest when the structure is viewed from an adjacent Lot or roadway.~~
- ~~20. Row Housing shall not repeat the same architectural features more than six times on a block face.~~

A facade articulation requirement is added to replace design regulations that are difficult to enforce.

- ~~21. Site design for Row Housing developments of six or more attached Dwellings shall include entry transitions such as steps, decorative Fences, gates, hedges, low walls, and planting beds in the Front Yard.~~
- ~~22. Except for Garden Suites and Secondary Suites, each Dwelling that has direct access at ground level shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.~~
- ~~20. Where the Site Abuts a Lane, vehicular access shall be from the Lane.~~
- ~~21. Principal buildings adjacent to a public roadway, other than a Lane, shall have an entrance feature facing that public roadway.~~
- ~~22. Where a building Façade with a length of 12.2 m or greater is adjacent to a public roadway other than a Lane, all principal Dwellings along this Façade with Floor Area at ground level shall have an entrance door that fronts onto the roadway. Up to two Dwellings may share one of these entrance doors. Sliding patio doors shall not serve as this entrance.~~
23. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.
24. Urban Gardens shall comply with Section 98 of this Bylaw.

165 (UCRH) Urban Character Row Housing Zone

165.1 General Purpose

The purpose of this Zone is to provide for medium density *Row Ground oriented Multi-unit* Housing in a manner that is characteristic of urban settings and can include more intensive development in the form of, but not limited to, smaller yards, greater Height, orientation to a public street, and greater attention to architectural detail. This Zone is intended as a transition zone between low and higher density housing.

Vehicular access is required to be from a Lane where one exists.

Buildings are required to address the street.

Buildings that are wider than a typical house on a 50 foot wide lot are required to have individual, street facing entrances for ground floor units.

165.2 Permitted Uses

1. Limited Group Homes
2. Minor Home Based Business
3. Multi-unit Housing
- ~~3. Row Housing, except those with a rear attached Garage in neighbourhoods located within the boundaries of the Mature Neighbourhood Overlay~~
- ~~4. Secondary Suites, where developed within Single Detached Housing, Semi-detached Housing or Row Housing~~
- ~~5. Semi-detached Housing~~
5. Urban Gardens
6. Fascia On-premises Signs

165.3 Discretionary Uses

1. Child Care Services
2. Duplex Housing
3. Group Homes
4. Lodging Houses
5. Major Home Based Business
6. Residential Sales Centre
- ~~6. Row Housing with a rear attached Garage in neighbourhoods located within the boundaries of the Mature Neighbourhood Overlay~~
7. Special Event
- ~~8. Stacked Row Housing~~
8. Semi-detached Housing
9. Urban Outdoor Farms
10. Freestanding On-premises Signs
11. Temporary On-premises Signs

Duplex Housing is added to align with other zones that allow both Semi-detached and Duplex Housing.

165.4 Development Regulations for Permitted and Discretionary Uses

1. The minimum Site Area shall be 125 m² per principal Dwelling
2. The minimum Site Width shall be 5.0 m
3. The minimum Site Depth shall be 30.0 m
4. The minimum Density, inclusive of Secondary Suites, shall be 35 Dwellings/ha. Density Regulations
 - a. ~~In the case of lotted subdivisions on Sites 1,700 m² or smaller, Density shall be determined by individual Site Area regulations for individual Dwellings as indicated in Table 165.4(2).~~
 - b. ~~In the case of lotted subdivisions with a Site Area exceeding 1,700 m², and in the case of Multi-unit Project Developments not served by a private roadway, the density shall be a minimum of 35 Dwellings/hectare, to a maximum of 63 Dwellings/hectare.~~
 - c. ~~In the case of Multi-unit Project Developments served by a private roadway, the density shall be a minimum of 30 Dwellings/hectare, to a maximum of 54 Dwellings/ha with a private, shared common roadway.~~
 - d. ~~The maximum Density shall be increased by 10 Dwellings/ha where Common Amenity Area of at least 2.5 m² per Dwelling is provided in addition to Amenity Area required by subsection 46(2) and is developed in accordance with Section 46.~~
5. The maximum Height shall be 12.0 m. Site Area, Site dimensions, building Height shall be in accordance with Table 165.4(2).

Minimum site area, site width, site depth, and density are proposed to align with the new requirements of the RF5 Zone.

Site area and dimension requirements have been simplified.

Table 165.4(2) Site Area, Site Dimensions Building Height and Building Storeys				
	(i) minimum Site Area[†]	(ii) minimum Site Width	(iii) minimum Site Depth[†]	(iv) maximum building Height

(a) Row Housing internal Dwelling	150 m ²	5.0 m	30.0 m	12.0 m
(b) Row Housing end Dwelling	186 m ²	6.2 m	30.0 m	12.0 m
(c) Semi-detached Housing, per Dwelling	210 m ²	6.7 m	30.0 m	12.0 m
(d) Stacked Row Housing Development	740 m ²	20.0 m	30.0 m	12.0 m

1. Note: exceptions may apply to Bare Land Condominium Units as part of a Multi-unit Project Development. See Section 165.5.

6. Front Setbacks shall be in accordance with Table 165.4(36).

Table 165.4(36) Front Setback Regulations			
	(a) rear Lane access		(b) no rear Lane access
	(i) Treed Landscaped	(ii) No Treed Landscaped	(iii) front attached Garage

	Boulevard	Boulevard	A. public roadway	B. private roadway
Front Setback; subject to 165.4(4)	3.0 m minimum 6.0 m maximum	4.5 m minimum 6.0 m maximum	5.5 m minimum 6.5 m maximum	6.0 m minimum 6.5 m maximum

- ~~4. Notwithstanding Table 165.4(3), the Development Officer, having regard for the siting and appearance of adjoining residences and other residences within the block face, may increase the Front Setback requirement to improve sunlight exposure, views, privacy and to add general interest to the streetscape.~~
7. Side Setbacks shall be in accordance with Table 165.4(57).

	(i) Side Setback - building up to two Storeys, not to exceed 8.6 <u>8.9</u> m in Height ¹	(ii) Side Setback - building exceeding two Storeys, not to exceed 8.6 <u>8.9</u> m in Height		(iii) Side Setback - flanking public roadway	
		(A) internal Side Setbacks	(B) Side Setback abutting a Zone with Single Detached as Permitted	(A) Without Freed Landscaped Boulevard	(B) With Freed Landscaped Boulevard, subject to 165.4(6)

References to 8.6 m height are updated to reflect new maximum height of 8.9 m in the mature neighbourhood overlay.

			Use or RF5 Row Housing Zone ⁴		
(a) Side Setback	1.2 m	2.2 m	3.0 m	4.5 m	3.0 m
(b) Option to (a) above: Side Setback and Stepback option	1.2 m first two Storeys not to exceed 8.6 <u>8.9</u> m in Height	1.2 m first two Storeys up to 8.6-8.9 m in Height plus 1.0 m Stepback above two Storeys or exceeding 8.6-8.9 m in Height	1.2 m first two Storeys up to 8.6-8.9 m in Height plus 1.8 m Stepback above two Storeys or exceeding 8.6-8.9 m in Height	4.5 m	3.0 m

Flanking side setback simplified to 3.0 m in all cases.

~~1. Note: Increased Setback requirement applies to Multi-unit Project Developments, whether or not the Height exceeds two Storeys, in accordance with 160.4(14) of the RF5 Row Housing Zone~~

- ~~6. Notwithstanding 165.4(5)(a)(ii) in Table 165.4(5), a reduced Side Setback flanking a Public Roadway shall be allowed where:~~
- ~~a. the depth of the Side Setback would be consistent with other development on the flanking block face; and~~

~~b. the flanking side of the building is not a Blank Wall, and is articulated through architectural elements such as recesses or projections, including but not limited to, windows, a side entrance, a porch, or other architectural element that would be compatible with adjacent development.~~

8. Rear Setbacks shall be in accordance with Table 165.4(78).

	(a) Rear Setback	(b) Rear Setback - Corner Lot	(c) Rear Setback with attached rear Garage ⁴	(d) Rear Setback in neighbourhoods located within, or abutting, a Site within, the Mature Neighbourhood Overlay (except with an attached rear Garage, where (c) applies)
Rear Setback	7.5 m	4.5 m	5.5 m	30% of lot depth

~~1. Notes:~~

~~a. Row Housing with a rear attached Garage: this Use is a Discretionary Development in neighbourhoods located within the boundaries of the Mature Neighbourhood Overlay.~~

b. ~~Increased Setback requirement applies to Multi-unit Project Developments, whether or not the Height exceeds two Storeys, in accordance with 160.4(14) of the RF5 Row Housing Zone.~~

9. Maximum Site Coverage shall be 50% in accordance with ~~Table 165.4(8).~~

Table 165.4(8) Site Coverage Regulations			
Site Coverage-- Individual Units			
	(i) Principal Dwelling/building	(ii) Accessory building	(iii) Principal building with attached Garage or where parking is provided below Grade
(a) Row Housing-- internal Dwelling	35%	20%	55%
(b) Row Housing-- end Dwelling	28%	17%	45%
(c) Row Housing or Semi-detached Housing-- corner Dwelling	28%	15%	40%

Maximum site coverage is proposed to be simplified to a standard total of 50%.

(d) Semi-detached Housing—internal (non corner) Dwelling	30%	17%	45%
(e) Stacked Row Housing Development	28%	15%	40%
Site Coverage— Multi-unit Project Developments	Site Coverage for Project Site		
(f) Bare Land Condominium Projects	The Development Officer will calculate Site Coverage for individual Units at the standards indicated in Table 165.4(5)(a) to (e) above.		
(g) Standard Condominium Project (not Bare Land)	The Development Officer will calculate on a project basis: the maximum total shall not exceed 40%, with maximum of 28% for the principal buildings and 15% for Accessory buildings. Where parking is provided in an attached Garage, or parking is provided below Grade, the maximum for the principal building shall be 40%.		

~~Notwithstanding Table 165.4(8), t~~**he maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.**

~~10. Where the Site Abuts a Lane, vehicular access shall be from the Lane. On-Site parking shall be accessed from a rear or side Lane only, in accordance with subsection 165.4(10), except as follows:~~

Wording updated to reflect other sections of the Zoning Bylaw.

11. Parking shall be developed in accordance with the following:

- a. where there is no Lane access, parking may be located at the rear of the building, provided that where three or more Dwellings are attached, access from the public roadway shall be via a single common driveway;
- b. where there is no Lane access and the Dwelling has a width of 6.5 m or greater, a front attached Garage may be developed ~~in accordance with subsection 165.4(11);~~
- c. notwithstanding 165.4(911)(a) and (b) above, in no case shall parking be accessed directly from a collector roadway, or accessed via the front of lots or Dwellings that front onto a road located directly across from or adjacent to a school or public park Site.

12. Where the required off-street parking spaces are located at the rear of any Dwelling the following requirements apply:

- a. one Garage, or Site for one Garage shall be clearly demarcated both on the Site and on the plan accompanying any application for a principal building, located in accordance with the regulations of this Bylaw. A Hardsurfaced Walkway is required between the Garage or Garage Site and an entry to the Dwelling;
- b. where detached rear parking Garages are developed, the maximum width of the building containing the Garage(s) shall not exceed:
 - i. ~~24 25~~ m, provided that the building does not contain more than four separate Garages, outside of neighbourhoods located within the boundaries of the Mature Neighbourhood Overlay (MNO), ~~unless exempted under subsection 165.5(5) of this Zone; or~~
 - ii. ~~42 13~~ m, provided that the building does not contain more than two separate Garages, in neighbourhoods located within the boundaries of the Mature Neighbourhood Overlay (MNO).

~~c. parking area shall be developed in accordance with the following:~~

- ~~i. where no Garage is developed, a Hardsurfaced parking area to accommodate required parking to a minimum depth of 4.88 m, and~~

Maximum garage widths updated to reflect prior changes to the RF5 Zone.

Redundant parking and hardsurfacing regulations are proposed to be removed.

- ~~otherwise in accordance with the requirements of subsection 54.2 and Schedule 55.4 of this Bylaw, shall be constructed at the rear of each Lot;~~
- ~~ii.—Tandem parking shall be allowed in accordance with Section 54.2 Schedule 1, provided that at least one tandem parking space has a minimum depth of 5.5 m;~~
- ~~iii.—Such hard surface parking area shall include an underground electrical power connection with outlet on a post 1.0 m in Height, located within 1.0 m of the parking area.~~

~~11. Where a front attached Garage is allowed in accordance with subsection 165.4(9)(b), it shall be developed in accordance with the following regulations:~~

- ~~a.—the width of the Garages shall be developed in accordance with Table 165.4(11):~~

Table 165.4(11) Maximum Front or Side Garage widths	
Width of front of Dwelling at ground-level:	Maximum width front or side attached Garage
(i) $\geq 6.5\text{m} < 8.0\text{ m}$	3.7 m, except that it may be increased, provided that it does not exceed 50 percent of the width of the front of the Dwelling
(ii) $\geq 8.0\text{m} < 9.2\text{ m}$	4.2 m, provided that it does not to exceed 50 percent of the width of the front of the Dwelling
(iii) $\geq 9.2\text{ m}$	6.0 m, provided that it does not to exceed 45 percent of the width of the front of the Dwelling

- ~~b. the Garage may protrude a maximum of 1.5 m beyond the front wall of the Dwelling and a maximum of 1.5 m beyond the front entry, or, where there is a front porch, a maximum of 1.5 m beyond the extent of the front porch;~~
- ~~c. in the case of a side attached Garage, the Garage may protrude a maximum of 1.5 m beyond the side wall of the Dwelling;~~
- ~~d. the maximum Height of a front or side attached Garage Door shall be 2.45 m.~~
- ~~e. front attached Garages must be designed such that the Garage is attached to a shared common wall and includes adjoining shared driveway aprons, unless, in the case of a Row Housing or Stacked Row Housing end unit, the abutting Dwelling already has a driveway shared with another abutting Dwelling;~~
- ~~f. driveway widths, including abutting Walkways, shall be no wider than the width of the Garage, and subject to the following additional limitations:

 - ~~i. single wide Garage: the width of the driveway including abutting Walkway where it meets a public or private roadway shall not exceed 3.1 m;~~
 - ~~ii. double Garage: the width of the driveway including abutting Walkway where it meets a public or private roadway shall not exceed 5.2 m.~~~~

13. Within the boundaries of the Mature Neighbourhood Overlay, attached Garages shall be developed in accordance with the following:

- a. a Garage may protrude beyond the front or flanking wall of the principal building a distance that is characteristic of existing Garages on the blockface;*
- b. a Garage may have a maximum width that is characteristic of the width of existing attached Garages on the blockface;*
- c. building mass shall be articulated through features such as recessions or off-sets, architectural treatments, and Landscaping; and*

Complex regulations for front attached garages are simplified and regulations from the mature neighbourhood overlay are applied for instances where there is no existing lane.

d. ~~for Semi-detached Housing, Duplex Housing, and Row Housing, and Multi-unit Housing, Garages shall be designed so that the Garage is attached to a shared common wall and includes a shared driveway apron where possible.~~

~~14. Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that Separation Space shall not be required where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:~~

- ~~a. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling;~~
- ~~b. in the case of Dwellings on the same Site, the total separation distance between Dwellings is the total of the minimum Side Setback requirements for both Dwellings.~~

~~15. Amenity Area shall be provided in accordance with Section 46 of this Bylaw.~~

~~14. Site Landscaping shall be developed in accordance with the following:~~

- ~~a. Row Housing, Stacked Row Housing attached horizontally (front to back as well as to the side) and Semi-detached Housing: one deciduous tree or one coniferous tree, and two shrubs shall be required in the Front Yard of each Dwelling, except where the Front Yard is 4.5 m or less, and a Treed Landscaped Boulevard is provided in accordance with Table 165.4(3), the tree may be placed within the rear or Side Yard, rather than the Front yard;~~
- ~~b. Stacked Row Housing attached vertically (two deep, where Dwellings are placed over others): one deciduous tree or one coniferous tree, and two shrubs shall be required for each 6 m of linear Site Frontage, except where the Front Yard is 4.5 m or less, and a Treed Landscaped Boulevard is provided in accordance with Table 165.4(3), the trees may be placed within the rear or Side Yard, as applicable, rather than the Front yard;~~
- ~~c. all applications for a Development Permit shall include a Landscape Plan in accordance with the requirements of Section 55.4 of this Bylaw that identifies the~~

Section 55 of the Zoning Bylaw now has landscaping requirements for low density development, which developments in the UCRH zone would be subject to.

~~location, species and size of Landscaping required in subsection 165.4(14)(a) or (b) as applicable; and~~

~~d. all required Landscaping shall comply with the relevant requirements of Section 55 of this Bylaw.~~

16. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.

17. Urban Gardens shall comply with Section 98 of this Bylaw.

165.5 — Multi-unit Project Development Regulations

~~Where a Multi-unit Project Development is proposed within this Zone, it must adhere to all the regulations in the following subsection, as well as all other regulations within this Zone, unless exempted within this subsection, as follows:~~

- ~~1. All Dwellings must front onto a public roadway.~~
- ~~2. Notwithstanding Table 165.4(2), the minimum Site Area for individual Bare Land Condominium Units may be reduced, provided that the Multi-unit Project Development complies with the density regulations contained in subsection 165.4(1) of this Zone.~~
- ~~3. Notwithstanding Table 165.4(2), the minimum Site Depth may be reduced to not less than 22.5 m for Bare Land Condominium Units.~~
- ~~4. Notwithstanding the Setback regulations of this Zone, where a Multi-unit Project Development abuts a Site Zoned to allow Single Detached Housing as a Permitted Use, or the RF5 Row Housing Zone, any increased Setback requirements in subsection 160.4(14) of the RF5 Zone shall apply.~~
- ~~5. Where a Multi-unit Project Development abuts a Site zoned to allow Single Detached Housing as a Permitted Use or the RF5 Row Housing Zone, a solid screen Fence, a minimum of 1.83 m in Height, shall be installed along all shared property lines, except for common flanking Front Yard boundaries.~~
- ~~6. Notwithstanding Section 165.4(10)(b)(i), a building containing rear detached Garages may exceed the maximum width and total number of Garages specified outside of the boundaries of the Mature Neighbourhood Overlay (MNO).~~

These regulations have been identified as overly complex and redundant.

~~7. Notwithstanding Section 165.4(14), the Landscape Plan shall address the entire Multi-unit Site Project Development, including individual Bare Land Condominium Units and common areas in accordance with the regulations of Section 55 of this Bylaw.~~

165.65 Additional Regulations for Specific Uses

1. ~~Row Housing, Stacked Row Multi-unit~~ Housing and Semi-detached Housing shall be developed in accordance with the following regulations:
 - a. each *principal* Dwelling shall have individual front door access to a public roadway, except in the case of ~~Stacked Row Multi-unit~~ Housing access to Dwellings above the first Storey may be shared by two Dwellings;
 - b. each *principal* Dwelling shall be oriented toward the street such that front and flanking facades and yards include design elements such as windows, covered porches, varied building articulation and landscaping as the dominant elements facing the public streetscape;
 - c. a transition area between the public street and semi-private area in front of dwellings should be defined using landscape features such as decorative Fencing, change in Grade, shrub beds or rock gardens and/or built elements such as stairs, private entrance features and verandas or porches;
 - d. notwithstanding subsection 44(1)(a) of this Bylaw, unenclosed steps leading to a front entry way may project into a Front Setback, up to the Front Lot Line.
2. ~~Row Housing and Stacked Row Multi-unit~~ Housing shall be developed in accordance with the following regulations:
 - ~~a. the maximum width of the front façade of a building containing Row Housing shall be 48 m, with no more than eight attached Dwellings along any one block face;~~
 - a. the maximum width of the frontage of the front ~~f~~ Façade of a building containing ~~Stacked Row Multi-unit~~ Housing shall be 48 m;
 - ~~c. a generally similar unit form and design shall not be repeated more than six times on a block face;~~

This regulation is difficult to interpret and enforce. It is proposed to be removed.

- b.* design techniques including, but not limited to, the use of sloped roofs, variations in building Setbacks, articulation of building façades, and varied architectural designs shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;
 - ~~*e.* building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent development;~~
 - c.* maintenance and/or drainage and utility easement(s) may be required between abutting buildings and/or through private yards of one or more Dwellings to ensure adequate access for property, drainage and utility maintenance.
3. ~~Semi-detached Housing shall be developed in accordance with the following regulations:~~
- ~~*a.* Dwellings within a single building may include symmetrical and asymmetrical designs, provided that a consistent architectural style applies to both Dwellings;~~
 - ~~*b.* Where there are more than two buildings along a block face, *Semi-detached Housing shall employ* design elements such as varied roof lines, articulation of building facades, and variations of window and door treatments shall be employed so as to prevent more than two identical building facades.~~

210 (RA7) Low Rise Apartment Zone

210.1 General Purpose

To provide a Zone for ~~*low rise Multi-unit Housing Low-Rise Apartments.*~~

210.2 Permitted Uses

- ~~1. Apartment Housing~~
- 1. *Child Care Services*
- 2. *Convenience Retail Stores*
- 3. *General Retail Stores*
- 4. Group Homes
- 5. *Health Services*

This regulation is difficult to interpret and enforce. It is proposed to be removed.

This regulation is difficult to interpret and enforce. It is proposed to be removed.

Low impact commercial uses are added to allow more opportunity for mixed-use buildings.

- 6. Limited Group Homes
- 7. Lodging Houses
- 8. Minor Home Based Business
- 9. Multi-unit Housing
- ~~6. Row Housing~~
- 10. Secondary Suites
- ~~8. Stacked Row Housing~~
- 9. Professional, Financial and Office Support Services
- 10. Specialty Food Services
- 11. Urban Gardens
- 12. Fascia On-premises Signs
- 13. Projecting On-premises Signs

210.3 Discretionary Uses

- 1. Business Support Services
- ~~1. Child Care Services~~
- ~~2. Convenience Retail Stores~~
- ~~3. Conversion of Single Detached, Semi-detached and Duplex Dwellings to Professional, Financial and Office Support Services~~
- 2. Duplex Housing that existed prior to August 26, 2019
- 3. Fraternity and Sorority Housing
- 4. Garden Suites
- ~~5. Health Services~~
- 5. Major Home Based Business
- 6. Personal Service Shops
- 7. Religious Assembly
- 8. Residential Sales Centre
- 9. Restaurants

Fraternity and Sorority Housing remains a discretionary use to ensure proposed locations are appropriate and reviewed against statutory plans, such as the Garneau ARP.

10. Semi-detached Housing *that existed prior to August 26, 2019*
11. Single Detached Housing *that existed prior to August 26, 2019*
12. *Special Event*
13. Urban Outdoor Farms
14. Freestanding On-premises Signs
15. Temporary On-premises Signs

210.4 Development Regulations for Permitted and Discretionary Uses

- ~~1. Notwithstanding the other regulations of this Zone, Single Detached Housing, Semi-detached Housing, Duplex Housing, Secondary Suites, and Garden Suites in this Zone shall be developed in accordance with the provisions of the RF4 Zone.~~
1. The ~~maximum~~ *minimum* Density shall be ~~45~~ *125* Dwellings/ha; ~~and~~
 - ~~➤ this shall be increased by an additional 15 Dwellings/ha where Common Amenity Area of at least 2.5 m² per Dwelling is provided in addition to Amenity Area required by subsection 46(2) and is developed in accordance with Section 46.~~
- ~~3. The minimum Site Area shall be 800 m².~~
- ~~4. The minimum Site Width shall be 20.0 m.~~
2. The maximum Height shall not exceed 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52.
3. The maximum Floor Area Ratio shall be ~~1.3~~ *2.3*. The maximum Floor Area Ratio may be increased to *2.5 where:*
 - a. *a minimum of 10 percent of Dwellings have a Floor Area greater than 100 m²; and*
 - b. *the average number of bedrooms in these Dwellings is at least 3.*
 - ~~1.4 when underground parking is provided. In such a case, the application will be a Discretionary Development.~~
4. The minimum Front Setback shall be ~~6.0~~ *4.5* m; ~~except:~~

A minimum density of 45 dwellings per hectare is proposed to prevent the zone being used for low density development. Maximum density is removed to allow more housing choice.

An increase in floor area ratio to 2.3 is proposed, based on analysis of recent direct control approvals for 4-storey residential buildings.

A bonus in floor area ratio of 0.2 for the provision of larger units.

A contextual front setback based on the mature neighbourhood overlay

- a. Where the Site is located within the boundaries of the Mature Neighbourhood Overlay and Abuts a Site zoned to allow Single Detached Housing as a Permitted Use, the minimum Front Setback shall be 6.0 m, or 1.5 m less than the average Front Setback on Abutting Lots, whichever is less. Where an Abutting Lot is vacant, the vacant Lot shall be deemed to have a Front Setback of the next Abutting Lot; or
 - b. where the Site is located within the boundaries of the Main Streets Overlay, does not Abut a Site zoned to allow Single Detached Housing as a Permitted Use, and the proposed development includes Commercial Uses at ground level, the minimum Front Setback shall be 1.0 m and the maximum Front Setback shall be 3.0 m.
5. The minimum Rear Setback shall be 7.5 m, except that individual buildings that are 6.5m or less in Height may have a minimum Rear Setback of 1.2m.
6. The minimum Side Setback shall be 1.2 m, except: 1.0 m for each Storey or partial Storey, except that a total of at least 2.0 m shall be provided in all cases. A Side Setback shall be not less than 4.5
- a. for buildings over 10.0 m in Height, the portion of the building above this Height shall require a minimum Side Setback of 3.0 m; and
 - b. for all buildings, the minimum Side Setback shall be 3.0 m when it abuts Abutting a flanking public roadway other than a Lane.
7. Notwithstanding Section 210.4(5) and 210.4(6), for buildings on a Site larger than 1.0 ha Abutting a Site zoned to allow Single Detached Housing as a Permitted Use, the following shall apply:
- a. The minimum Setback along that Abutting property line shall be 7.5 m. This minimum Setback is permitted to be a minimum of 3.0 m where an acceptable landscaped buffer is provided. In no case shall the Setback be reduced where the proposed building Abuts the south property line of a neighbouring site:

is added for properties abutting low density zones.

The standard 7.5 m rear setback is maintained, but buildings that are the height of garden suites are allowed at the rear of a site, with a setback of 1.2 m. This can better accommodate cluster housing or other similar building forms.

A 1.2 m base side setback is proposed, with buildings or portions of buildings over 10 m in height required to be 3 m from side lot line.

Current side setback requirements for developments abutting low density development are retained with adjustments, but are applied only on sites over 1.0 hectares where overall massing impacts are greater.

- b. For buildings over 10.0 m in Height, the portion of the building above this Height shall require a minimum Setback of 10.0 m from that Abutting property line, except that:
- i. This minimum Setback is permitted to be a minimum of 1.0 m per Storey, plus 2.5 m where variations in Yards and Stepbacks, recessed balconies, or other design techniques minimize building massing and/or shadow impacts, provide architectural interest, and is complementary to the surrounding development. In no case shall this Setback be less than 5.5 m nor shall the Setback be reduced where the proposed building Abuts the south property line of a neighbouring site.
8. Where the Site Abuts a Lane, vehicular access shall be from the Lane.
9. Principal buildings adjacent to a public roadway, other than a Lane, shall have an entrance feature facing that public roadway.
10. Surface parking is not permitted to be located between any building and a public roadway, other than a Lane.
11. Parking, loading, storage, or trash collection may be permitted within the Side Setback, provided a minimum 1.5 m wide soft landscaping buffer is provided within the Setback and that all parking and service areas are screened from view from any Site zoned to allow Single Detached Housing as a Permitted Use.
12. Side, front and rear Façades shall include design techniques including, but not limited to, the use of varied rooflines, variations in building Setbacks and articulation of building Façades, in order to minimize the perception of massing, eliminate large uninterrupted expanses of wall, and provide visual interest when the structure is viewed from an adjacent Lot or roadway.
13. Where a building Façade with a length of 12.2m or greater is adjacent to a public roadway other than a Lane, all principal Dwellings along this Façade with Floor Area at ground level shall have an entrance door that fronts onto the roadway. Up to two Dwellings may share one of these entrance doors. Sliding patio doors shall not serve as this entrance. This is

Vehicular access is required to be from a Lane where one exists.

Surface parking is required to be behind or beside street-adjacent buildings to ensure the building provides some street presence where applicable.

The proposed changes will allow parking and waste collection within the side setback to allow greater use of sites. A 1.5 m landscape buffer between adjacent low density properties ensures sufficient space for viable planting.

Side and front facades are required to be articulated.

not required for Sites outside the boundaries of the Mature Neighbourhood Overlay that have Façades with a Setback greater than 4.5m from the lot line adjacent to the public roadway.

14. Upgrading of public pedestrian Walkway systems, roads, or Lanes adjacent to the Site may be required to the satisfaction of the Development Officer and the applicable City department.

15. Soil above underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover.

16. Separation Space shall be provided in accordance with Section 48 of this Bylaw, ~~except that it shall not be required:~~

- ~~➤ between a Garden Suite and the associated principal Dwelling on the same Site; or~~
- ~~➤ where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:

 - ~~i. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling;~~
 - ~~ii. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.~~~~

17. Amenity Area shall be provided in accordance with Section 46 of this Bylaw.

~~12. Notwithstanding the other regulations of this Zone, where any building exceeds 10.0 m in Height, or is a Multi-unit Project Development, and abuts a Site zoned to allow Single Detached Housing as a Permitted Use, or the RF5 Row Housing Zone, the following regulations shall apply along the said property line:~~

- ~~➤ a minimum Setback of 7.5 m shall be required except that:

 - ~~i. where a building exceeds 10.0 m in Height, the portion of the building exceeding the said Height shall have a minimum 10.0 m Stepback from the property line;~~~~

Buildings are required to address the street.

Buildings that are wider than a typical house on a 50 foot wide lot are required to have individual, street facing entrances for ground floor units.

Soil depth regulation is incorporated from the Medium Scale Residential Infill Overlay.

- ii. ~~the Development Officer may reduce this Setback to a minimum of 1.0 m per Storey or partial Storey only where the proposed façade is a flanking or end wall, and an acceptable landscaped buffer is provided. In no case, shall the Setback be less than 3.0 m, nor shall the Setback be reduced where the proposed building abuts the south property line of a neighbouring site;~~
- iii. ~~where a Stepback is provided, it shall be a minimum of 2.5 m;~~
- ~~The Development Officer may reduce the minimum Stepback where:~~
 - i. ~~a sun shadow study, prepared by a qualified, registered Professional Engineer or Architect, demonstrates the shadow impact is minimal, using March 21 and September 21 as the benchmark; or~~
 - ii. ~~variations in Setbacks and Stepbacks, recessed balconies, or other design techniques minimize building massing and/or shadow impacts, and provide architectural interest, complimentary to the surrounding development;~~
- ~~no outdoor parking, garbage collection, common amenity areas, or outdoor storage areas shall be developed within 3.0 m;~~
- ~~a solid screen Fence, 1.83 m in Height, shall be installed, except along common flanking Front Yard boundaries;~~
- ~~design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;~~
- ~~building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent development; and~~

18. ~~17~~ The Development Officer may require information regarding the location of windows and Amenity Areas on adjacent properties to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.

19. Signs shall comply with the regulations found in Schedule 59B.

- ~~14. Apartment Housing, Group Homes, Lodging Houses, Row Housing and Stacked Row Housing shall be located on Sites of 1.4 ha or less. The Development Officer may exercise discretion in those cases in which Apartment Housing, Boarding and Lodging Houses, Row Housing and Stacked Row Housing would be located on Sites greater than 1.4 ha, having regard for Site design, building massing and scale.~~
- ~~15. Apartment Housing, Group Homes, Lodging Houses, Row Housing and Stacked Row Housing shall not isolate another Site within this Zone of less than 800 m². The Development Officer may exercise discretion in those cases which would isolate another Site within this Zone of less than 800 m², having regard to the location, age and nature of the Use or Uses on the Site that would be isolated.~~
20. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.
21. Urban Gardens shall comply with Section 98 of this Bylaw.

210.5 Additional Development Regulations for **Discretionary Commercial** Uses

1. The following regulations shall apply to Commercial Uses ~~Personal Service Shops, Convenience Retail Stores and Health Services~~:
 - a. Commercial Uses shall not be located above the ground floor;
 - b. the total Floor Area of ~~these Uses on any Site~~ each commercial premises not fronting on an arterial road shall not exceed 275 m²; and
 - c. these Uses shall not be permitted in any freestanding structure separate from a structure containing Residential Uses. Their principal entrance shall be a separate, outside entrance.
- ~~2. Conversion of Single Detached, Semi-detached and Duplex Dwellings to Professional, Financial and Office Support Services shall be in accordance with Section 77 of this Bylaw.~~

210.6 Additional Development Regulations for Specific Areas

Commercial uses are required to be located on the main floor.

Each commercial premises is limited to 275 square metres in size (unless it's fronting onto an arterial road) and must be in a mixed-use building.

Regulations for 109 street from the Medium Scale Residential Infill Overlay are incorporated.

1. The following additional regulations shall apply to residential development abutting 109 Street between the north side of 69 Avenue and the east west Lane between 81 Avenue and Whyte Avenue:
 - a. the Front Setback abutting 109 Street shall be a minimum of 3.0 m.
 - b. the minimum Side Setback abutting 109 Street shall be 3.0 m;
 - c. a pedestrian Walkway system shall be provided along the portion of the Lot adjacent to 109 Street with the following features:
 - i. a sidewalk with a clear walking width of 2.0 m;
 - ii. a landscaped boulevard 2.0 m wide separating the sidewalk from 109 Street;
and
 - iii. boulevard trees at a 6.0 m spacing.

The pedestrian Walkway system should maintain continuity with the design that has been constructed for other new developments along 109 Street. Utility relocation which may be required to construct the pedestrian Walkway system shall be at the expense of the developer.

220 (RA8) Medium Rise Apartment Zone

220.1 General Purpose

The purpose of this Zone is to provide for ~~M~~medium ~~R~~rise Apartments Multi-unit Housing.

220.2 Permitted Uses

- ~~1. Apartment Housing~~
1. Child Care Services
2. Convenience Retail Stores
3. General Retail Stores
4. Group Homes

Low impact commercial uses are added to allow more opportunity for mixed-use buildings.

- 5. Health Services
- 6. Limited Group Homes
- 7. Lodging Houses
- 8. Minor Home Based Business
- 9. Multi-unit Housing
- ~~6. Row Housing~~
- 10. Secondary Suites
- ~~8. Stacked Row Housing, excluding Semi-detached and Duplex Housing~~
- 11. Professional, Financial and Office Support Services
- 12. Specialty Food Services
- 13. Urban Gardens
- 14. Fascia On-premises Signs
- 15. Projecting On-premises Signs

220.3 Discretionary Uses

- 1. Business Support Services
- ~~1. Child Care Services~~
- ~~2. Conversion of Single Detached, Semi-detached and Duplex Dwellings to Professional, Financial and Office and Support Services~~
- ~~3. Convenience Retail Stores~~
- 2. Duplex Housing that existed prior to August 26, 2019
- 3. Fraternity and Sorority Housing
- 4. Garden Suites
- 5. Major Home Based Business
- 6. Personal Service Shops
- 7. Religious Assembly
- 8. Residential Sales Centre
- 9. Restaurants

10. Semi-detached Housing that existed prior to August 26, 2019
11. Single Detached Housing that existed prior to August 26, 2019, Semi-detached and Duplex Housing
12. Special Event
13. Urban Outdoor Farms
14. Freestanding On-premises Signs
15. Temporary On-premises Signs

220.4 Development Regulations for Permitted and Discretionary Uses

- ~~1. Notwithstanding the other regulations of this Zone, Single Detached Housing, Semi-detached Housing, Duplex Housing, Secondary Suites, and Garden Suites in this Zone shall be developed in accordance with the provisions of the RF4 Zone.~~
1. The ~~maximum~~ minimum Density shall be ~~224~~ 75 Dwellings/ha, ~~and~~
 - ~~a. this shall be increased by an additional 25 Dwellings/ha where Common Amenity Area of at least 2.5 m² per Dwelling is provided in addition to Amenity Area required by subsection 46(2) and is developed in accordance with Section 46.~~
- ~~3. The minimum Site Area shall be 800 m².~~
- ~~4. The minimum Site Width shall be 20.0 m.~~
2. The maximum Floor Area Ratio shall be ~~2.5~~ 3.0. The maximum Floor Area Ratio may be increased to 3.3 where:
 - a. a minimum of 10 percent of Dwellings have a Floor Area greater than 100 m²; and
 - b. The average number of bedrooms in these Dwellings is at least 3.
- ~~6. The maximum Site coverage shall be 50%.~~
3. The maximum Height shall not exceed 23.0 m, in accordance with Section 52.
4. The minimum Front Setback shall be ~~6.0~~ 4.5 m, except:
 - a. where the Site is located within the boundaries of the Mature Neighbourhood Overlay and Abuts a Site zoned to allow Single Detached Housing as a Permitted Use, the minimum Front Setback shall be 6.0 m, or 1.5 m less than the average

A minimum density of 75 dwellings per hectare is proposed to prevent the zone being used for low density development. Maximum density is removed to allow more housing choice.

An increase in floor area ratio to 3.0 is proposed, based on analysis of recent direct control approvals for 6-storey residential buildings.

A bonus in floor area ratio of 0.3 for the provision of larger units.

A contextual front setback based on the mature neighbourhood overlay is added for properties abutting low density zones.

- Front Setback on Abutting Lots, whichever is less. Where an Abutting Lot is vacant, the vacant Lot shall be deemed to have a Front Setback of the next Abutting Lot; or
- b. where the Site is located within the boundaries of the Main Streets Overlay, does not Abut a Site zoned to allow Single Detached Housing as a Permitted Use, and the proposed development includes Commercial Uses at ground level, the minimum Front Setback shall be 1.0 m and the maximum Front Setback shall be 3.0 m.
5. The minimum Rear Setback shall be 7.5 m, except that individual buildings that are 6.5 m or less in Height may have a minimum Rear Setback of 1.2 m.
 6. The minimum Side Setback shall be 1.2 m, except: 1.0 m for each Storey or partial Storey, except that a total of at least 2.0 m shall be provided in all cases. A Side Setback shall be not less than 4.5
 - a. for buildings over 10.0 m in Height, the portion of the building above this Height shall require a minimum Setback of 3.0 m from the Side Lot Line; and
 - b. for all buildings, the minimum Side Setback shall be 3.0 m when it abuts Abutting a flanking public roadway other than a Lane.
 7. Notwithstanding the other regulations of this Zone, for buildings on a Site larger than 1.0 ha Abutting a Site zoned to allow Single Detached Housing as a Permitted Use, the following shall apply:
 - a. The minimum Setback along that Abutting property line shall be 7.5 m. This minimum Setback is permitted to be a minimum of 3.0 m where an acceptable landscaped buffer is provided. In no case shall the Setback be reduced where the proposed building Abuts the south property line of a neighbouring site;
 - b. For buildings over 10.0 m in Height, the portion of the building above this Height shall require a minimum Setback of 10.0 m from that Abutting property line, except that:
 - i. This minimum Setback is permitted to be a minimum of 1.0 m per Storey, plus 2.5 m where variations in Yards and Stepbacks, recessed balconies, or

The standard 7.5 m rear setback is maintained, but buildings that are the height of garden suites are allowed at the rear of a site, with a setback of 1.2 m. This can better accommodate cluster housing and other related forms.

A 1.2 m base side setback is proposed, with buildings or portions of buildings over 10 m in height required to be 3 m from side lot line.

Current side setback requirements for developments abutting low density zones are retained with adjustments, but are applied only on sites over 1.0 hectares where overall massing impacts are greater.

other design techniques minimize building massing and/or shadow impacts, provide architectural interest, and is complementary to the surrounding development. In no case shall this Setback be less than 5.5 m nor shall the Setback be reduced where the proposed building Abuts the south property line of a neighbouring site.

8. Surface parking is not permitted to be located between any building and a public roadway other than a Lane.
9. Parking, loading, storage, or trash collection may be permitted within the Side Setback, provided a minimum 1.5 m wide landscaping buffer, including vegetation such as trees or shrubs, is provided within the setback and that all parking and service areas are screened from view from any Site zoned to allow Single Detached Housing as a Permitted Use.
10. Side and front Façades shall include design techniques including, but not limited to, the use of varied rooflines, variations in building Setbacks and articulation of building Façades, in order to minimize the perception of massing, eliminate large uninterrupted expanses of wall and provide visual interest when the structure is abutting an adjacent roadway.
11. Separation Space shall be provided in accordance with Section 48 of this Bylaw, ~~except that it shall not be required:~~
 - ~~a. between a Garden Suite and the associated principal Dwelling on the same Site; or~~
 - ~~b. where side walls of abutting buildings face each other and habitable windows are not located directly opposite each other, such that privacy is not impacted and:

 - ~~i. in the case of Dwellings on separate Sites, each development complies with the minimum Side Setback requirements for each Dwelling;~~
 - ~~ii. in the case of Dwellings on the same Site, the separation distance between Dwellings is at least equal to the total of the minimum Side Setback requirements for both Dwellings.~~~~
12. Where the Site Abuts a Lane, vehicular access shall be from the Lane.

Surface parking is required to be behind or beside street-adjacent buildings to ensure the building provides some street presence where applicable.

The proposed changes will allow parking and waste collection within this side setback to allow greater use of sites. A 1.5 m landscape buffer between adjacent low density properties ensures sufficient space for viable planting.

Side and front facades are required to be articulated.

Vehicular access is required to be from a Lane where one exists.

13. Principal buildings adjacent to a public roadway, other than a Lane, shall have an entrance feature facing that public roadway.
14. Where a building Façade with a length of 12.2 m or greater is adjacent to a public roadway other than a Lane, and has a minimum Setback between 3.0 m and 4.5 m from the Lot line adjacent to the public roadway, all principal Dwellings along this Façade with Floor Area at ground level shall have an entrance door that fronts onto the roadway. Up to two Dwellings may share one of these entrance doors. Sliding patio doors shall not serve as this entrance.
- a. This is not required for Façades with a Setback greater than 4.5 m from the lot line adjacent to the public roadway, except for Sites located within the boundaries of the Mature Neighbourhood Overlay.
15. Upgrading of public pedestrian Walkway systems, roads, or lanes adjacent to the Site may be required to the satisfaction of the Development Officer and the applicable City department.
16. Soil above underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover.
17. Amenity Area shall be provided in accordance with Section 46 of this Bylaw.
- ~~13. Apartment Housing, Row Housing and Stacked Row Housing shall be located on Sites of 1.0 ha or less. The Development Officer may exercise discretion in those cases in which Apartment Housing, Row Housing and Stacked Row Housing would be located on Sites greater than 1.0 ha, having regard for Site design, building massing and scale.~~
- ~~14. Apartment Housing, Lodging Houses, Row Housing and Stacked Row Housing shall not isolate another Site within this Zone of less than 800 m². The Development Officer may exercise discretion in those cases which would isolate another Site within this Zone of less than 800 m², having regard to the location, age and nature of the Use or Uses on the Site that would be isolated.~~
- ~~15. Notwithstanding the other regulations of this Zone, where any building exceeds 10.0 m in Height, or is a Multi-unit Project Development, and abuts a Site zoned to allow Single~~

Buildings are required to address the street.

Buildings that are wider than a typical house on a 50 foot wide lot are required to have individual, street facing entrances for ground floor units.

This regulation is incorporated from the Medium Scale Residential Infill Overlay.

Soil depth requirement from the Medium Scale Residential Infill Overlay is incorporated.

~~Detached Housing as a Permitted Use, or the RF5 Row Housing Zone, the following regulations shall apply along the said property line:~~

- ~~a. a minimum Setback of 7.5 m shall be required except that:
 - ~~i. where a building exceeds 10.0 m in Height, the portion of the building exceeding the said Height shall have a minimum 10.0 m Stepback from the property line;~~
 - ~~ii. the Development Officer may reduce this Setback to a minimum of 1.0 m per Storey or partial Storey only where the proposed façade is a flanking or end wall, and an acceptable landscaped buffer is provided. In no case, shall the Setback be less than 3.0 m, nor shall the Setback be reduced, where the proposed building abuts the south property line of a neighbouring site;~~
 - ~~iii. where a Stepback is provided, it shall be a minimum of 2.5 m;~~~~
- ~~b. The Development Officer may reduce the minimum Stepback where:
 - ~~i. a sun shadow study, prepared by a qualified, registered Professional Engineer or Architect, demonstrates the shadow impact is minimal, using March 21 and September 21 as the benchmark; or~~
 - ~~ii. variations in Yards and Stepbacks, recessed balconies, or other design techniques minimize building massing and/or shadow impacts, and provide architectural interest, complimentary to the surrounding development;~~~~
- ~~c. no outdoor parking, garbage collection, common amenity areas, or outdoor storage areas shall be developed within 3.0 m;~~
- ~~d. a solid screen Fence, 1.83 m in Height, shall be installed, except along common flanking Front Yard boundaries;~~
- ~~e. design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roadways;~~

~~f. building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent development; and~~

18. ~~17~~ The Development Officer may require information regarding the location of windows and Amenity Areas on adjacent properties to ensure the windows or Amenity Areas of the proposed development are placed to minimize overlook into adjacent properties.

19. Signs shall comply with the regulations found in Schedule 59B.

20. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.

21. Urban Gardens shall comply with Section 98 of this Bylaw.

~~20. The Development Officer may exercise discretion in considering Apartment Housing or Lodging Houses, which would isolate another Site within this Zone that is less than 800 m², having regard to the location, age and nature of the Use or Uses on the Site that would be isolated.~~

220.6 Additional Development Regulations for **Discretionary Commercial** Uses

1. The following regulations shall apply to ~~Commercial Uses Personal Service Shops and Convenience Retail Stores~~:

a. Commercial Uses shall not be located above the ground floor;

b. the total Floor Area of ~~these Uses on any Site~~ each commercial premises not fronting an arterial road shall not exceed 275 m²;

c. these Uses shall not be permitted in any freestanding structure separate from a structure containing Residential Uses. The principal entrance to these Uses shall be a separate, outside entrance.

~~2. Urban Outdoor Farms shall comply with Section 98 of this Bylaw.~~

220.7 Additional Development Regulations for Multi-unit Project Development on Sites Greater than 1 ha

3. Perceived massing shall be minimized through the following design elements:

Commercial uses are required to be located on the main floor.

Each commercial premises is limited to 275 square metres in size and must be in a mixed-use building.

- a. building setback variations, building orientation, window placement, awnings, articulation around entranceways, roof treatment, and the choice of exterior materials and colors;
- b. landscaping situated so as to mitigate the perceived mass of the street façade;
- c. the total length of any building façade shall be limited to ~~48.0~~ 80 m.

814 Mature Neighbourhood Overlay

814.2 Area of Application

1. This Overlay applies to all Sites zoned RF1, RF2, RF3, RF4 and RF5 within the areas shown on the Appendix to this Overlay.

814.3 Development Regulations

2. Notwithstanding Section 814.3(1), on a Corner Site in the RF3 Zone, where Row Housing, ~~Stacked Row Housing or Apartment Housing~~ or Multi-unit Housing faces the flanking Side Lot Line, the following shall apply:
 - a. for Lots where the Front Setback of the Abutting Lot is 9.0 m or less, the Front Setback shall be a minimum of 3.0 m and shall be consistent within 1.5 m of the Front Setback of the Abutting Lot, to a maximum of 6.0 m.
 - b. for Lots where the Front Setback of the Abutting Lot is greater than 9.0 m and less than 11.0 m, the Front Setback shall be consistent within 3.0 m of the Front Setback of the Abutting Lot, to a maximum of 7.0 m.
 - c. for Lots where the Front Setback of the Abutting Lot is 11.0 m or greater, the Front Setback shall be within 4.0 m of the Front Setback of the Abutting Lot.
 - d. Where an Abutting Lot is vacant, the vacant Lot shall be deemed to have a Front Setback of the next Abutting Lot.

This regulation is revised due to a high number of variances on large sites. Articulation requirements can achieve the desired objective of reducing the perceived length of the building.

4. The minimum Rear Setback shall be 40% of Site Depth, ~~except in the RF5 Zone. individual buildings up to 6.5 m in Height shall be permitted with a minimum Rear Setback of 1.2 m.~~
5. The maximum Height shall not exceed: ~~8.9 m.~~ 10.0 m in the RF5 Zone and 8.9 m in all other Zones.
18. Attached Garages shall be developed in accordance with the following:
 - a. a Garage may protrude beyond the front or flanking wall of the principal building a distance that is characteristic of existing Garages on the blockface;
 - b. a Garage may have a maximum width that is characteristic of the width of existing attached Garages on the blockface;
 - c. building mass shall be articulated through features such as recessions or off-sets, architectural treatments, and Landscaping; and
 - d. for Semi-detached Housing, Duplex Housing, Row Housing, and Multi-unit Housing Stacked Row Housing and Apartment Housing, Garages shall be designed so that the Garage is attached to a shared common wall and includes a shared driveway apron where possible.

~~815—Medium Density Residential Overlay~~

~~815.1—General Purpose~~

~~The purpose of this Overlay is to accommodate the development of medium density housing in established areas of the City that is compatible, in mass and scale, with existing forms of lower and medium density development and that maintains the pedestrian-friendly character and streetscape of these established areas.~~

~~815.2—Application~~

~~This Overlay applies to Sites zoned RA8 in the areas shown on the Appendices to this Overlay.~~

Buildings that are the height of garden suites are proposed to be allowed in the rear 12.8 m of sites in the RF5 zone. This can help to accommodate garden suites and cluster housing.

RF5 development in the Mature Neighbourhood Overlay would be permitted to be 10 metres in Height to accommodate more housing designs.

The Medium Density Overlay is proposed to be retired. Some regulations will be incorporated into the RA8 Zone.

~~815.3—Development Regulations for Permitted and Discretionary Uses, Except Stacked Row Housing and Apartment Housing~~

- ~~1. Development shall comply with the regulations contained in the Mature Neighbourhood Overlay.~~
- ~~2. Notice of proposed variances shall be provided in accordance with the Mature Neighbourhood Overlay~~

~~815.4—Development Regulations for Stacked Row Housing~~

- ~~1. Development shall comply with regulations contained in the Medium Scale Residential Infill Overlay.~~
- ~~2. Notice of proposed variances shall be provided in accordance with the Medium Scale Residential Infill Overlay.~~

~~815.5—Development Regulations for Apartment Housing~~

- ~~1. The Front Setback shall be consistent, within 1.0m, with the Setback of development on adjacent Sites and with the general context of the block face but shall not be less than 5.0m.~~
- ~~2. The maximum Height shall not exceed 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52. The Floor Area of the fourth Storey shall be Stepback a minimum of 2.0 m from the front wall of the building. In the case of a Corner Lot, this Stepback shall apply to both street facing Façades. Where the development abuts a property where Single Detached Housing is a Permitted Use, the entire fourth Storey shall be Stepback a minimum of 2.0 m adjacent to the property where Single Detached Housing is a Permitted Use.~~
- ~~3. Any habitable Basement development shall be counted as a Storey of development. Where the Basement consists of non-habitable development, the floor of the first Storey shall not be constructed more than 1.2 m above Grade.~~

A similar contextual front setback regulation is added to the RA8 Zone.

- ~~4. Vehicular access to parking shall be from the abutting Lane. Where there is no Lane, parking access shall be designed to minimize disruption to the yard, sidewalk and existing trees.~~
- ~~5. There shall be a regular pattern of front entrances along an abutting public roadway, other than a Lane. This may be achieved through such means as:

 - ~~a. all ground floor Dwellings, with street frontage, shall have an entrance that fronts onto the street; or~~
 - ~~b. all Dwellings shall have direct access to a front entrance hall. A front entrance hall shall serve only those units on either side of the entrance, with each front entrance serving no more than 12 Dwellings.~~~~
- ~~6. One Storey features, such as bay windows, front porches, entrance features, etc., shall be allowed to project into a Front Setback or Side Setback abutting a flanking roadway to a maximum of 2.0 m, provided that a minimum Setback of 3.0 m is maintained between the property line and the projection. Separation Space shall be reduced to accommodate these projections.~~
- ~~7. Architectural treatment of all façades of the building shall create a unified building exterior. The building shall include the following design elements to reduce the perceived mass and add architectural interest:

 - ~~a. articulation of the façade;~~
 - ~~b. creation of architectural pattern;~~
 - ~~c. the use of recessions and projections, such as porches, bay windows and entrance features; and~~
 - ~~d. the use of a variety of exterior building cladding materials and colours.~~~~
- ~~8. Where the Basement consists of non-habitable development, that portion of the Basement above ground level, which faces onto a public roadway, other than a Lane, shall be concealed through such means as extension of the Façade treatment, use of planters and Landscaping.~~

Vehicular access will be required to be from an abutting lane in the RA8 zone, where a lane exists.

Buildings in the RA8 Zone will be required to address the street, and individual entrances for at-grade dwellings will be required for buildings larger than a house.

Façade articulation requirements are incorporated into the RA8 Zone.

- ~~9. Balconies shall not comprise more than 50% of a façade facing a public roadway, other than a Lane. Balconies facing a public roadway, other than a Lane, shall appear to be recessed or partially recessed.~~
- ~~10. The minimum Side Setback shall be 1.5 m. This Side Setback requirement shall also apply to Apartments or Stacked Row Housing located adjacent to a Site where Single Detached Housing is a Permitted Use. Where the Side Yard abuts an arterial public roadway other than a lane, the minimum Side Setback shall be 4.5 m. Separation Space shall be reduced to accommodate these Side Setback requirements, except where a Principal Living Room Window faces an interior Side Yard.~~
- ~~11. The Development Officer shall have regard for any applicable Statutory Plans and may, where a Statutory Plan specifies, notwithstanding Section 11.4 of this Bylaw, vary the regulations of both this Overlay and the underlying Zone as they affect Height, Density and Floor Area Ratio. In all cases the variances shall be within the ranges specified in the Statutory Plan. In all such cases, the application shall be a Class B Discretionary Development and the pre-application consultation provisions shall apply.~~
- ~~12. Wherever the policies or provisions of a Statutory Plan make reference to Section 815, the Medium Density Residential Overlay applying to the (RF6) Medium Density Multiple Family Zone or (RF7) Low Rise Apartment Zone, the Development Officer shall instead refer to the regulations contained within Section 823, the Medium Scale Residential Infill Overlay.~~

815.6—Proposed Variances

- ~~1. When the Development Officer determines that a Development Permit application for the construction of new Apartment Housing does not comply with the regulations contained in this Overlay:~~
- ~~a. the Development Officer shall send notice to the municipal address and assessed owners of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development, and the President of each applicable Community League to~~

Smaller setback requirements are incorporated into the RA8 zone.

- ~~outline any requested variances to the Overlay and solicit comments directly related to the proposed variance;~~
- ~~b. the Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been sent, unless the Development Officer receives feedback from all specified recipients; and~~
- ~~c. the Development Officer shall consider any comments directly related to the proposed variance when determining whether to approve the Development Permit application in accordance with Section 11.3.~~

~~823—Medium Scale Residential Infill Overlay~~

~~823.1—General Purpose~~

~~The purpose of this Overlay is to accommodate the development of medium-scale infill housing in Edmonton’s mature residential neighbourhoods in a manner that ensures compatibility with adjacent properties while maintaining or enhancing a pedestrian-friendly streetscape.~~

~~823.2—Application~~

~~The Overlay applies to Sites zoned RF6 and RA7 in the areas shown on the Appendices to this Overlay. Wherever the policies or provisions of a Statutory Plan make reference to the Medium Density Residential Overlay applying to the RF6 or RA7 zones, the regulations contained within this Overlay shall apply.~~

~~823.3—Development Regulations for Permitted and Discretionary Uses, Except Stacked Row Housing and Apartment Housing~~

- ~~1. Development shall comply with the regulations contained in the Mature Neighbourhood Overlay.~~

The Medium Scale Residential Infill Overlay is proposed to be retired, with some regulations being incorporated into the RA7 Zone.

- ~~2. Notice of proposed variances shall be provided in accordance with the Mature Neighbourhood Overlay.~~

~~823.4 — Development Regulations for Stacked Row Housing and Apartment Housing~~

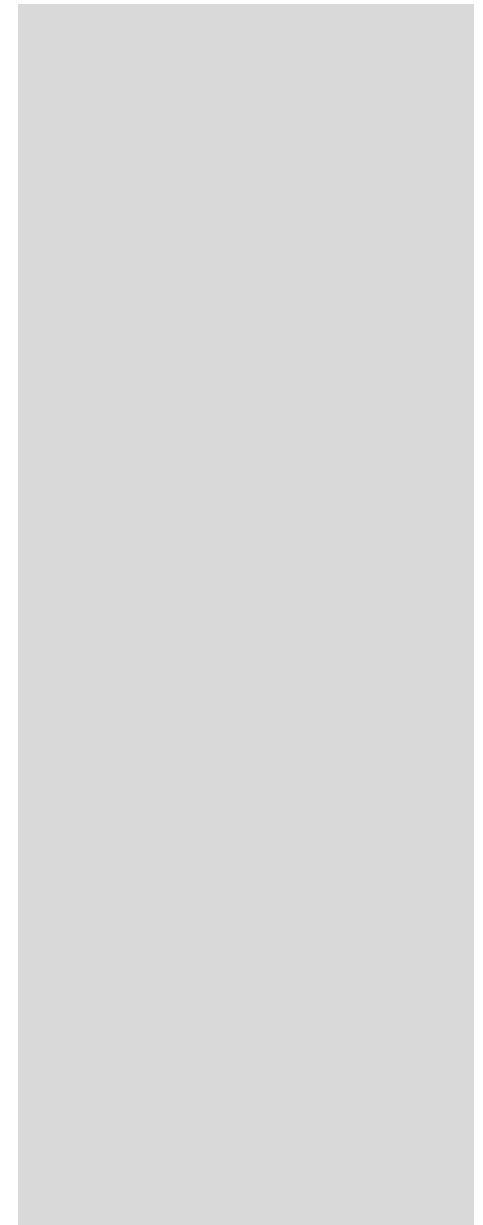
~~1. Building form~~

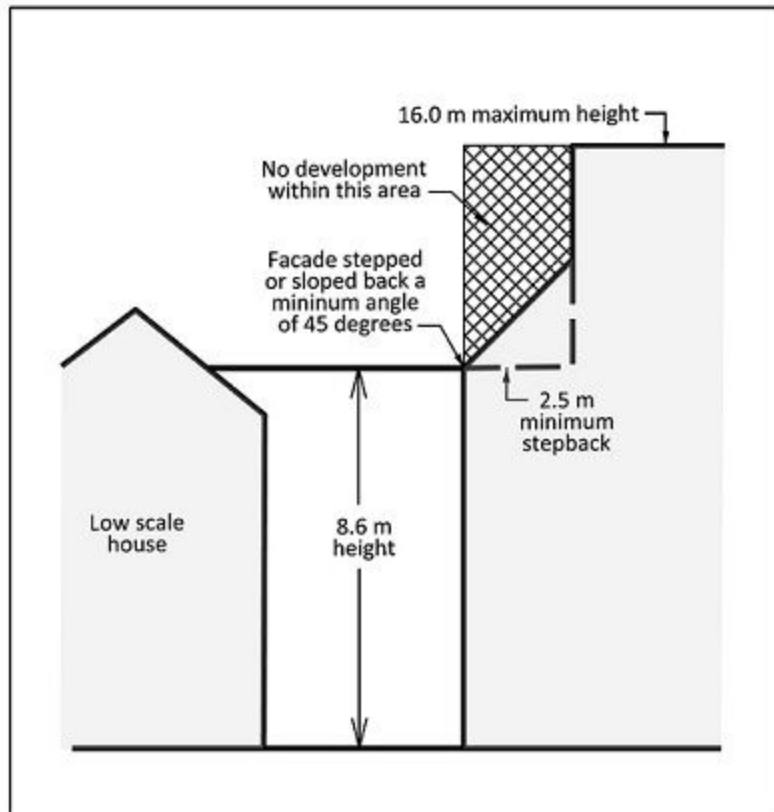
- ~~a. Principal buildings shall front onto a public roadway, other than a Lane.~~
- ~~b. Notwithstanding the definition of Front Lot Line within this Bylaw, the Front Lot Line of a consolidated parcel shall be deemed to be the historic Front Lot Lines of the consolidated Lots.~~
- ~~c. The minimum Front Setback shall be consistent with the Setback of development on adjacent Sites and with the general context of the block face but shall not be less than 3.0 m. The principal building shall be located at or within 1.0 m of the average Setback along the block face. Where the Front Yard abuts an arterial road, the minimum Setback shall be 6.0 m. Where adjacent commercial buildings abut the property line to form a pedestrian-oriented shopping street, the minimum Setback shall be 3.0 m. Separation Space as outlined in Section 48 of this Bylaw shall be reduced to accommodate these Setback requirements. Privacy Zone as outlined in Section 48 of this Bylaw shall be reduced to accommodate these requirements where the sill of a Principal Living Room Window or a Habitable Room Window is at least 1.5 m above Grade.~~
- ~~d. The minimum Side Setback shall be 3.0 m, except as provided in subsection 823.4(1)(e). Where the Side Yard abuts an arterial road, the minimum Side Setback shall be 4.5 m. Separation Space and Privacy Zone as outlined in Section 48 of this Bylaw shall be reduced to accommodate these Side Setback requirements, except where a Principal Living Room Window faces an interior Side Yard.~~
- ~~e. Where any building exceeds 8.6 m in Height, on all Sites abutting a property zoned to allow Single Detached Housing as a Permitted Use or the RF5 Row Housing Zone, the following regulations shall apply along the shared property line:~~

Buildings in the RA7 Zone will be required to address the street.

A contextual front setback regulation is added to the RA7 Zone.

- ~~i. a minimum Setback of 7.5 m shall be required;~~
- ~~ii. the Development Officer may reduce this Setback to no less than 3.0 m where the proposed façade is a flanking or end wall and where an acceptable landscaped buffer is provided;~~
- ~~iii. there shall be no variance to the 7.5 m Setback where the Site abuts the south property line of a neighbouring Site; and~~
- ~~iv. at a maximum Height of 8.6 m the directly adjacent façade shall be stepped or sloped back at a minimum angle of 45 degrees from the vertical plane for a minimum horizontal distance of 2.5 m to optimize access to sunlight, increase privacy and otherwise provide for an appropriate transition to the abutting property, as shown in the following illustration.~~





~~f. The maximum Height shall not exceed 14.5 m, for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52.~~

~~g. The total length of any building shall not exceed 48.0m.~~

~~2. Building Design~~

~~a. All ground Storey Apartment Dwellings adjacent to a public roadway other than a Lane shall have a private exterior entrance that fronts onto the roadway. Sliding patio doors shall not serve as this entrance.~~

Individual entrances for at-grade dwellings in the RA7 Zone will be

- ~~b. The principal entrance of each Stacked Row Housing Dwelling shall front onto a public roadway other than a Lane. Sliding patio doors shall not serve as this entrance.~~
- ~~c. Architectural treatment of all facades of the building shall create a unified building exterior. The building shall incorporate design elements to reduce the perceived mass and add architectural interest, including but not limited to:
 - ~~i. clear articulation of the façade, using a defined pattern of projections and recessions;~~
 - ~~ii. the use of a variety of exterior building cladding materials and colours; and~~
 - ~~iii. a prominent front entrance for Apartment Housing.~~~~
- ~~d. Building components such as windows, doors, trim, columns, balconies, stairs, and roofline features should be in proportion to one another and to the overall mass of the building.~~
- ~~e. Individual Stacked Row Housing Dwellings shall be defined through the use of a combination of architectural features such as, but not limited to, individual rooflines or roofline features, projection or recession of the façade, individual porches or entrance features, and building materials.~~
- ~~f. To maximize integration with the surrounding neighbourhood, development should:
 - ~~i. be sympathetic to fundamental design elements, proportions, and building materials found within the neighbourhood; and~~
 - ~~ii. be constructed with durable, quality materials.~~~~
- ~~g. Elements of the development and of individual dwellings such as windows, doors, balconies, and Amenity Areas should be sited, oriented and designed to minimize their impact on adjacent dwellings, considering such things as daylight, sunlight, ventilation, quiet, visual privacy, shadowing, views, and noise.~~
- ~~h. Except as provided in Section 823.3(3)(a), features that span either the first Storey or the first and second Storeys, such as bay windows, porches and entrance features, shall be allowed to project into a Front Yard or Side Yard abutting a~~

required for buildings larger than a house.

~~flanking roadway to a maximum of 2.0 m, provided that a minimum Setback of 3.0 m is maintained between the property line and the projection. Separation Space shall be reduced to accommodate these projections.~~

- ~~i. Where the Basement consists of Non-Habitable Rooms, the portion of the Basement located above ground level shall be concealed through means such as but not limited to extending the Façade treatment or creative Landscaping including planters.~~
- ~~j. The length of balconies shall not comprise more than 50% of any building facade. Balconies shall be designed as integral components of buildings and shall be recessed or partially recessed.~~

~~3. Landscaping~~

~~a. In addition to the requirements of Section 55 of this Bylaw, the required Landscape Plan shall demonstrate:~~

- ~~i. the use of vertical landscaping features (e.g. hedges, decorative Fences, low walls, shrubs or other plant material) between surface parking areas and ground Storey Apartment Dwellings or ground Storey Stacked Row Housing Dwellings that look onto these areas;~~
- ~~ii. entry transitions including features such as steps, decorative Fences, gates, hedges, low walls, and planting beds between the public roadway and Dwellings that front or flank onto the public roadway, and~~
- ~~iii. clear delineation of all Private Outdoor Amenity Areas and common Amenity Areas at ground level with vertical landscaping features (e.g. hedges, decorative Fences, gates, low walls).~~

~~b. Soil above underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover.~~

~~5. Access and Parking~~

Soil depth requirement is proposed to be added to the RA7 Zone.

- ~~a. Upgrading of public pedestrian Walkway systems, roads, or lanes adjacent to the Site may be required to the satisfaction of the Development Officer and Transportation Services. Such upgrading shall be incorporated into the Landscape Plan where the public pedestrian Walkway system includes a sidewalk and a landscaped boulevard.~~
- ~~b. Vehicular access to parking shall be from the abutting Lane. Where there is no Lane, parking access shall be designed to minimize disruption to the Yard, sidewalk, existing trees, and existing streetscape and where possible, should be provided from the street which has the lowest vehicle volume.~~
- ~~c. Where the frontage of a Site exceeds 46.0 m, surface parking areas (including stalls and drive aisles) shall not cover more than 15% of the Site.~~
- ~~d. Any surface parking shall be located at the rear of the building.~~

823.5 Additional Development Regulations for Specific Areas

- ~~1. The following additional regulations shall apply to residential development abutting 109 Street between the north side of 69 Avenue and the east west Lane between 81 Avenue and Whyte Avenue, as shown in Appendix 2 109 St Corridor to this Overlay:

 - ~~a. the Front Setback abutting 109 Street shall be a minimum of 3.0 m.~~
 - ~~b. the minimum Side Setback abutting 109 Street shall be 3.0 m;~~
 - ~~c. a pedestrian Walkway system shall be provided along the adjacent portion of 109 Street with the following features:

 - ~~i. a sidewalk with a clear walking width of 2.0 m;~~
 - ~~ii. a landscaped boulevard 2.0 m wide separating the sidewalk from 109 Street; and~~
 - ~~iii. boulevard trees at a 6.0 m spacing.~~~~

~~The pedestrian Walkway system should maintain continuity with the design that has been constructed for other new developments along 109 Street. Utility relocation~~~~

This regulation is proposed to be incorporated into the RA7 Zone.

Vehicular access will be required to be taken from an abutting lane in the RA7 Zone, where a lane exists.

The requirement for surface parking to be at the rear of buildings is added to the RA7 and RA8 Zones.

Regulations for 109 Street are incorporated into the RA7 Zone.

~~which may be required to construct the pedestrian Walkway system shall be at the expense of the developer.~~

- ~~2. The following additional regulation shall apply to residential development within the 'mixed low and medium density residential area' as defined in the Strathcona Area Redevelopment Plan, and shown in Appendix 3 Mixed Low and Medium Density Residential Area, Strathcona to this Overlay:

 - ~~a. The maximum Height shall not exceed 11.0 m, in accordance with Section 52.~~
 - ~~b. Any Basement or attic development which contains a Habitable Room shall be deemed a Storey of development.~~~~
- ~~3. The following regulations shall apply to residential development within the 'walk up apartment area' as defined in the Strathcona Area Redevelopment Plan, and shown in Appendix 4 Walk Up Apartment Area, Strathcona to this Overlay:

 - ~~a. The maximum Height shall not exceed 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52. The front façade of the fourth storey shall be stepped back from the third storey by at least 2.5 m. In the case of a Corner Lot, this Stepback shall apply to both street facing façades.~~~~

823.6 — Proposed Variances

- ~~1. When the Development Officer determines that a Development Permit application for the construction of new Apartment Housing or new Stacked Row Housing does not comply with the regulations contained in this Overlay:

 - ~~a. the Development Officer shall send notice to the Recipient Parties specified in Table 823.6(2) to solicit comments directly related to the variance;~~
 - ~~b. the Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been sent, unless the Development Officer receives feedback from the specified Affected Parties in accordance with Table 823.6(2); and~~~~

Standard notification requirements for variances to the underlying zone will continue to apply.

~~e. the Development Officer shall consider any comments directly related to the proposed variance when determining whether to approve the Development Permit application in accordance with Section 11.3.~~

Table 823.6(2)

Tier Number	Recipient Parties:	Affected Parties:	Regulation proposed to be varied
Tier 1	The municipal address and assessed owners of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each applicable Community League	The municipal address and assessed owners of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each applicable Community League	823.4(1)(a)—Building orientation 823.4(1)(c)—Front setback 823.4(1)(b)—Determination of front lot line 823.4(1)(f)—Height 823.4(1)(g)—Building length 823.4(2)—Building design 823.4(3)(a)(ii)—Landscaping for entry transitions 823.4(4)—Access and parking 823.5—Additional Development Regulations for Specific Areas
Tier 2	The municipal address	The municipal	823.4(1)(d)—Side setback

	<p>and assessed owners of land Abutting the Site and directly adjacent across a Lane from the Site of the proposed development and the President of each applicable Community League</p>	<p>address and assessed owners of land Abutting the Site and directly adjacent across a Lane from the Site of the proposed development</p>	<p>823.4(1)(c)— Side Setback abutting a property zoned to allow Single Detached Housing as a Permitted Use or the RF5 Row Housing Zone 823.4(3)(a)(i)— Vertical landscaping features 823.4(3)(a)(iii)— Landscaping to delineate Amenity Areas 823.4(3)(b)— Soil depth</p>
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